

Planned Development Zoning and Specific Use Permit Application Requirements

1. Submission of Site Plan

All applications for Planned Development Zoning and Specific Use Permit must include a comprehensive site plan of the proposed development and/or accompanying subdivision plat. The plan, if approved will be filed as part of the Ordinance prior to the issuance of any building permits.

The site plan shall include as a minimum the following:

- (a) Ingress and egress to the property; existing and proposed streets or drives and sidewalks.
- (b) Location of existing and proposed utilities, fire hydrants, drainage, and detention.
- (c) Show all parking spaces.
- (d) Show the size and location of all proposed structures, to include maximum building height.
- (e) Show the location, height, and dimensions of any proposed signs.
- (f) All proposed landscaping, screening walls, buffer zones, and other development and protective requirements considered necessary to create a reasonable transition to and protection of the adjacent property.
- (g) If a residential planned development, the housing types must be specified. Show minimum setbacks, square footage of house, maximum height requirements and etc.
- (h) Preliminary plat with all provisions of Subdivision Ordinance being shown. (If applicable).

Pre-submission conference with Planning Staff required prior to deadline.

2. Conditions of Approval

In approving a Planned Development District and/or Specific Use Permit, the City Council may impose any additional requirements or conditions they deem necessary to protect adjacent property owners, guarantee the compatibility of surrounding land uses, or protect the interests of the City.

3. Compliance with Site Plan

No deviation may be made from an approved site plan without the approval of the City Planner. Any significant change in the approved site plan may necessitate re-submittal to the Planning and Zoning Commission and the City Council as if it were an original submittal.

Under no circumstances will a building permit be issued for construction without a Specific Use Permit or in a Planned Development District unless all the requirements of the site plan have been satisfied and final plats, if applicable, have been filed.